

APPROVED

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga held at Town Hall located at 4401 State Route 31, Clay, New York on the 25th day of May 2016. The meeting was called to order by Chairwoman Guinup at 7:30 PM and upon roll being called, the following were:

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|-----------------|-----------------|--|
| PRESENT: | Karen Guinup | Chairwoman |
| | Russ Mitchell | Deputy Chairman |
| | Allen Kovac | Member |
| | Hal Henty | Member |
| | Michelle Borton | Member |
| | James Palumbo | Member |
| | Mark Territo | Commissioner of Planning & Development |
| | Scott Chatfield | Planning Board Attorney |
| | Gloria Wetmore | Planning Board Secretary |
| | Ron DeTota | C & S Engineers |
| ABSENT: | Brian Hall | Member |

A motion was made by Al Kovac seconded by Hal Henty to approve the minutes of the previous meeting.

Motion Carried 6-0

Public Hearings:

New Business:

****7:30 P.M. Case #2016-012 – *The Upper New York Conference of the United Methodist Church, (3) - Amended Site Plan – 7481 Henry Clay Boulevard***

Chair Guinup opened the hearing; Lisa Wemnberg of Keplinger Freeman Associates explained the plan. They will rework the ADA ramp in the front of the building. Full height curb. The existing stairs and hand rail will be revamped. They will restripe the parking lot; there are 154 total onsite parking spaces when 108 are required.

Karen said they are just doing improvements. The County comments have only one modification, under the DOT the applicant needs to contact the County and the Town for traffic. Lisa said she would call the County.

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Russ Mitchell asked if the monument sign would be modified or replaced.

Jim Palumbo said this seems to be a minor site plan improvement to a previously approved plan.

Karen asked if there were any questions, hearing none she closed the public hearing. There is no SEQR needed for a type 2.

Russ Mitchell moved the adoption of a resolution seconded by Jim Palumbo, using standard form #20 Site Plan approval for Case #2016-012 – *The Upper New York Conference of the United Methodist Church*, Amended Site Plan – 7481 Henry Clay Boulevard, based on a map by Keplinger Freeman Associates dated and numbered 4/15/16, L1.0, L2.0, L3.0 & L4.0. Land survey drawing of 2/24/16. Lighting and Photometric plan dated 4/15/16 by IBC Engineering # SL-1. Approval is conditioned on applicant complying with all legal and engineering.

Motion Carried 6-0

*7:35 P.M. Case #2016-013 – *America Stores – It (3)* - Site Plan – Oswego Road across from Mendenhall Road intersection

Chair Guniup opened the hearing; Joe Mastrioni of Mastrioni Engineering explained the plan. The applicant went before the ZBA and was granted the setback variances. There are 2.9 acres of wetlands; they are working with the Army Corp of Engineers.

There will be 3 phases, the whole lot will be fenced, 24-7 surveillance. There will be no dumpster the patrons have to remove any trash they generate. Lights will be on the building, 1 foot candle pointing downward. The buildings will be 60 feet long and 10 feet high. There will be 400 units; they will be 10x20, 10x30 and 5x5. Karen asked if they had contacted the Fire Department, Mr Mastrioni said not yet.

Karen went over the County comments, modify the traffic figures, they have to be added to the plan. The County wants to see the lighting plan and SWPPP.

Karen asked for the hours of operation, the facility will be available to renters anytime. She asked why there is a patio on the back property line, page P2. Joe said the resident living behind his site encroached on this property. The chain link fence in the rear should be replaced with a stockade fence.

Building “A” will be climate controlled; the mechanicals for the climate control will be in the front of the building.

Karen asked if the Board Members had any questions or comments.

Jim Palumbo said that the 7 ft chain link fence should be around the whole site, but stockade along the front in addition to planting white pines.

Mark Territo said the fence can only be 2.5 feet at the front yard building setback.

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Michelle Borton and Al Kovac agreed with Jim Palumbo that there should be a fence as well as landscape.

Hal Henty said that the Town Engineer needs to look at the drainage.

Russ Mitchell said they are changing the flow of water. How long will the 3 phases take to complete? Are you planning to have any outside storage? Joe said no.

Jim Palumbo asked how they were dealing with the wetlands. Joe said they are dealing with the Army Corp of Engineers, post a dollar amount to Ducks Unlimited and they may relocate the wetlands at a rate of 1.5 acres for each acre lost.

Ron DeTota Town Engineer asked if DEC had done an evaluation, and have you completed the form to the Army Corp of Engineers? Joe said they had not.

Ron also said they are changing a lot of grading; there is no need to disrupt neighboring properties. Ron asked where the Employee parking was located. Joe said there is only 1 employee, and he will just park next to the building. According to your grading plan there is no overflow spillway, your catch basin is higher than your surrounding grade?

The Board needs a detail of the elevation.

Karen opened the floor to residents.

Nancy Plott of 3648 Black Brant Drive, presented pictures to the Board, the view from her house will be storage units, she also said there are drainage problems already, the water was almost up to her knees this spring, she had to have French drains installed. Mrs. Plott also said there are trucks dumping large loads of gravel and dirt. She then asked what the record of theft is at these storage units.

Noreen Chalk of 3674 Black Brant Drive, said if the trees are taken down they will reduce the quality of life. She is not willing to wait for the white pines to grow.

Jerry Stewart of 3672 Black Brant Drive, showed the Board digital photos on his I-Pad of the tree line, he said he doesn't know how they will be able to dig down to add the detention pond.

James Stewart of Redhead Terrace speaking for his parents of 3642 Black Brant Drive, Mr. Stewart said his Mother looks forward to seeing the wildlife in her back yard; this will be gone when they cut down the trees. Bill Rounds of 3666 Black Brant Drive said at some previous meetings the residents were told that the trees would not be cut down. Now there will be a fence and a few trees. Mr. Rounds invited the Board members to take a look at the view from his deck. He also asked if the lighting has been taken a look at.

Dorothy Oberacher of 3664 Black Brant Drive said that the gravel patio was in her back yard, the previous owners put it in. If the trees are removed there will be hardly any space between the fence and her property.

Orysia Buchan of 3615 Redhead Terrace said she doesn't back-up to this project but was upset that no one let her know that this project was going on. She said this will not only reduce the quality of life but lower the property values. She also pointed out that there is a daycare center right near this site.

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Mike Stahrr of 3654 Black Brant Drive said there have been 10 wheelers dumping loads of dirt.

Karen would like to thank the residents for their input, and said there will be no decision made tonight.

There were letters sent to residents, there was a meeting in January. ZBA was presented with a petition, however not all the residents could sign as some are renters.

Karen said this is allowed in this area, there is no zone change needed.

Orysia Buchan of Redhead Terrace said people in her neighborhood were not aware this was happening.

There was a meeting by the applicant for the residents and they planned on taking down all the trees from the get go.

Scott Chatfield explained that the Planning Board is an administrative body, and will oversee the site plan arrangement, layout and design.

Regulations must be administered by this board. If the resident's goal is to not have this, it will not work this is an allowed use. There are no regulations not to cut down trees.

There is nothing saying that a property owner can not cut down trees on his own property.

The residents must know that all Public Hearings are advertised in the Towns appointed news paper; the adjourned Hearings do not have to be readvertised. You can also find postings on the Town website. www.townofclay.org.

Karen said to check the website however sometimes the board isn't aware of adjournments until the night of the meeting.

A motion was made by Russ Mitchell seconded by Hal Henty to adjourn the hearing to 7/27/2016.

Motion Carried 6-0

*7:40 P.M. Case #2016-014 - *New Court Street LLC (5)* – Zone change referral - 8531 Oswego Road

Chairperson Guinup opened the hearing. James Trasher of CHA was present for the applicant. Mr. Trasher explained that the proposal is to change the zone on a parcel of approximately 5 acres from NC-1 to I-1. Chairperson Guinup went over the County Comments and discussed if the applicant has submitted the trip generation numbers as the County requested and their plans for mitigation. The Chairperson asked if this is just going to be an office building as the I-1 zone requires a 15,000 square foot minimum. The applicant stated that this will be a Contractors Service Yard which will include offices and a fenced area for outdoor storage. The Chairperson stated this would be allowable with a Special Permit should the zone change be granted.

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Hal Henty stated that the sheds have never been kept neat and orderly, they are scattered all over the place and there are other things out there right now. He would like to see this more organized.

The Chairperson also asked what the plans are for the sale of sheds going forward, should this zone change go through. The applicant stated that the father-in-law would like to continue this for a few more years until he retires. The Board had a discussion about this and determined that it would be up to the Town Board if this would be allowed; as retail sales is not allowed in an I-1 zoning district.

Russ Mitchell asked about the storage units that are shown on the plan. The applicant stated that this is full build-out scenario, and most likely this land would need to be used for stormwater management. Mr. Mitchell also wanted to make it clear that should this zone change be granted, the applicant would still need to obtain a special permit and then site plan approval.

Chairperson Guinup asked if there were any further questions, and there were none. The hearing was closed.

A motion was made by Russ Mitchell, seconded by Hal Henty to make a favorable recommendation for Zone Change. With a recommendation that a traffic study be completed.

Motion Passed 6-0

*7:45 P.M. Case #2016-015 - *Georgian Court Enterprises, LLC* (5) – Zone change referral – adjacent to Belmont Drive

Karen opened the public hearing, Hal Romans explained the plan. 3.74 acre parcel going for a zone change to R-Apt 24 apartments are allowed if the zone change is approved. The access would be through Georgian Court. If the covenant is removed the apartments could be moved closer to the existing apartments. They are waiting for the wetlands map to see if it could be reconfigured. The increase in traffic would be minimal. Over half of the 3.74 acres will be used for storm water and green space.

They can't go for Town House zoning because the applicant would have to put in private roads.

Karen said she doesn't understand the covenant; Hal Romans explained there was a covenant in place for no more than 72 units.

Karen asked if this parcel drops off, Hal said it drops off a little.

The applicant wants to leave as much green space as possible. There really isn't any other use.

Karen was presented with 6 letters from residents. They will be placed in the file.

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Scott Chatfield explained this like a cluster, He doesn't think you need a zone change to get relief of the covenant. Adding the acreage to the existing Georgian Court. Hal Romans said his client hopes to get the zone change then go to remove the covenant.

Karen opened the floor to the residents.

John Miller of 4215 Belmont Drive said there are drainage issues he has put in French drains. This project will open Belmont Drive to road noise from John Glenn Blvd. This is the only green area left.

Pat Boylen of 4231 Belmont Drive around the corner from where they are building things are being stolen from peoples yards. Where will the snow be stored in the winter, there is a drainage problem.

Lorraine D'Agostino of 4327 Belmont Drive Noise is a problem as well as trash and drainage. The Candlelight lane apartments were a problem until the burned down.

Susan Eusepi of 4211 Belmont Drive asked Hal if the garages would back up to her property. The apartments would be right in her yard.

Angela Blasland of 4307 ½ Belmont Drive showed the Board pictures on her electronic device. She said it is a quiet neighborhood.

Richard Burton of 4313 Belmont Drive said he is a new resident he moved here from Rome, NY. He moved here because of the wooded area. He said this project would increase traffic pollution, trash thrown from cars, more traffic. And increased water lines. This would not be a benefit to the residents.

Suzanne Nichols of 4281 Belmont Drive said she wanted a village setting, she wanted to down size, and there are birds and bunnies. If she knew that they were going to build apartments she never would have bought here. The whole Village will be adversely affected.

David Carson of 4311 Belmont Drive asked if there are utilities buried under ground what will happen; he said their cable company buried the lines. Hal Romans said if they are not in an easement they will have to be moved.

Evan Wojtaszek of 4318 Arlington Circle said Belmont village has been sold many times and he wondered if there was a quit claim deed.

Karen thanked all the residents for their input.

A motion was made by Michelle Borton seconded by Al Kovac to adjourn this referral to 7/13/2016.

Motion Carried 6-0

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****7:50 P.M. Case #2016-017 - North Syracuse Lodging Group LLC/ *Towne Place Suites Hotel* (3) – Site Plan - Pepperidge Way**

Jim Trasher of CHA explained the plan. This is a four story 108 room Towne Place Suites Hotel. The prototype is 59 feet when only 50 foot is allowed. Will return with the landscape and lighting plans. There will be a full sprinkler system.

Karen asked Mark if this property is adjacent to residential does the setback have to be 80 feet. Mark said yes.

Karen asked if there was going to be another hotel, Mr. Trasher said yes. The next time you come back you should have your variance.

A motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn this hearing to 7/13/2016.

Motion Carried 6-0

Old Business:

****Case #2016-003 – J. Alberici & Sons Inc., *Woodside Estates Apartments* (3). – Site Plan– Oswego Road adjacent to Shoveler Lane (Adjourned from 4 previous meetings).**

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this hearing to the 6/8/2016 meeting.

Motion Carried 6-0

**** Case #2016-008 – *Fox Dealership* (3) - Site Plan - 3687 NYS Route 31 (Adjourned from 1 previous meeting)**

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn this hearing to 7/13/2016.

Motion Carried 6-0

New Business:

Public Meeting to review the 2015-2016 Annual Report for the Town of Clay Stormwater Management Program (SWMP) as part of the Phase II. Stormwater Regulations as promulgated by the New York State Department of Environmental Conservation.

Ron DeTota Town Engineer presented the report. Mr. DeTota said the full report will be available on the Town of Clay website.

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A motion was made by Michelle Borton seconded by Russ Mitchell to adjourn the meeting at 11:10 P.M.

Respectfully submitted,

A handwritten signature in blue ink that reads "Gloria Wetmore". The signature is written in a cursive style with a large, sweeping initial "G".

Gloria Wetmore